REPORT: Full Building Survey

TO: Bill Chose, Facilities Supervisor, Zone 1, Room 202, Facilities Management Building

FROM: John Allen, Asbestos Group, Environmental Health and Safety, W140 Boynton Health Services, 410 Church St. S.E., Minneapolis, MN 55455

SUBJECT: Asbestos Material Survey - Hayes Hall

EH&S Project No: 364-96-110
Client Project No: for Data Base

Scope of Work: A full building asbestos material survey was conducted on November 5 through December 17, 1996. The purpose of the survey was to identify asbestos-containing materials (ACM) as defined by the Environmental Protection Agency (EPA). Any material that is greater than 1% asbestos is considered to be ACM. The intent of the survey was to identify both friable and nonfriable suspect ACM, to identify nonfriable ACM that may become friable under demolition or renovation conditions, and to provide approximate cost estimates for the removal of identified ACM prior to renovation of Hayes Hall.

Project Description: Bulk samples of suspect ACM were collected on-site and analyzed via polarized light microscopy (PLM) for asbestos content. Results of analyses are listed in Appendix I of this report. Appendix I is formatted to provide a room by room inventory of suspect ACM, the asbestos content of each material listed, and friability. An explanation of the tables and abbreviations used in the tables is included with Appendix I. Appendix II is a room by room listing of only those suspect materials that tested >1% asbestos. Minnesota Department of Health (MDH) Asbestos Rules regulate only friable ACM (material may be reduced to powder or dust under hand pressure) while the EPA regulates ACM that may become friable under demolition or renovation conditions.

The following friable or potentially friable materials tested positive as ACM:

- <4" white fibrous pipe insulation and associated pipe fitting insulation
- <4" aircell pipe insulation and associated pipe fitting insulation (assumed)
- <4" felt with tar pipe insulation and associated pipe fitting insulation
- <4" pipe fitting insulation on fiberglass pipe insulation
- 4"-8" white fibrous pipe insulation and associated pipe fitting insulation
- 4"-8" aircell pipe insulation and associated pipe fitting insulation (assumed)
- 4"-8" felt with tar pipe insulation and associated pipe fitting insulation
- 4"-8" pipe fitting insulation on fiberglass pipe insulation
- white fibrous tank insulation
- 2'x2' ceiling tile, pinhole/nailhole
- 9"x9" floor tile, fudge marble
- 9"x9" floor tile, light grey with tan and grey
- 9"x9" floor tile, grey with charcoal and white
- 9"x9" floor tile, off-white with grey and charcoal
- 12"x12" floor tile, fudge marble
- 12"x12" floor tile, brown and red
12"x12" floor tile, tan with brown and white
12"x12" floor tile, black
12"x12" floor tile, brown with mango and tan
12"x12" floor tile, white with dark grey
12"x12" floor tile, beige with light brown and white
12"x12" floor tile, black textured
transite board

The following suspect materials tested none detected (ND) as ACM:

- <4" fiberglass pipe insulation
- 4"-8" fiberglass pipe insulation
- 9"-14" fiberglass pipe insulation and associated pipe fitting insulation
- textured ceiling plaster
- ceiling plaster
- wall plaster
- red brick mortar
- concrete block mortar
- baseboard adhesive
- 12"x12" ceiling tile, pinhole fissured
- 12"x12" ceiling tile, pegboard
- 2’x4’ ceiling tile, pinhole fissure
- ceiling tile, styrofoam
- 12"x12" floor tile, beige with brown and cream
- 12"x12" floor tile, charcoal with peach and black
- 12"x12" floor tile, cream with brown
- 12"x12" floor tile, olive with cream and dark olive
- 12"x12" floor tile, beige with olive and cream
- black linoleum
- canvass vibration joint
- ceiling tile adhesive

The following nonfriable with low potential to become friable materials tested positive as ACM:

- floor tile adhesive
- galbestos
- black lab top

For room locations of above noted materials, refer to Appendices.

Observations and Recommendations:

1. Department of Environmental Health & Safety (DEHS);
   Please refer to condition assessments for specific damaged areas. In general, materials were found
to be in good to excellent shape.

2. Facilities Management;
   The quantities listed reflect the visibility and accessibility at the time of the survey. Actual
   quantities must be verified by contracting entities.

3. General;
Due to limited access points in the ceilings and walls, some pipe chases and areas above ceilings were completely inaccessible or only slightly visible. As a result, the quantities listed reflect the visibility available at the time of the survey.

It should be noted that some aircell pipe insulation may have been identified as felt with tar pipe insulation. The materials were difficult to differentiate without significantly damaging the canvass wrap.

Although no roof sampling was done, complete roof sampling is recommended at a time when a qualified roofing contractor is on-site to patch core sample holes in roofing.

Debris from asbestos containing pipe insulation was discovered throughout the crawl space of the Basement in the dirt floor. Following a clean-up of the visible debris, it is recommended that either the area be sprayed with a penetrating encapsulant or, in the case of demolition, the area be wetted and locked down with encapsulant. Contact Facilities Management's Asbestos Coordinator Tim Nelson if these remediation techniques wish to be examined further.

Due to the difficulty associated with identifying or sampling, fire doors and fire hoses were not included in the scope of the survey. Please note that these items frequently contain asbestos.

The following rooms were inaccessible at the time of the survey: A2, A105B, and A405.

**Cost Information:** The approximate cost for the removal of all ACM is itemized below. These figures are based on the assumption that all friable and potentially friable ACM are going to be removed. For project specific removal costs, contact this office with your project requirements and unit costs can be calculated for the impacted areas.

<table>
<thead>
<tr>
<th>MATERIAL TYPE</th>
<th>LOW RANGE</th>
<th>HIGH RANGE</th>
</tr>
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<tbody>
<tr>
<td>• thermal system insulation</td>
<td>$56,964</td>
<td>$73,521</td>
</tr>
<tr>
<td>• floor tile &amp; adhesive</td>
<td>33,174</td>
<td>66,348</td>
</tr>
<tr>
<td>• ceiling tile</td>
<td>3,702</td>
<td>7,404</td>
</tr>
<tr>
<td>• transite/black lab tops</td>
<td>3,805</td>
<td>5,708</td>
</tr>
<tr>
<td>• galbestos</td>
<td>328</td>
<td>656</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$97,973</td>
<td>$153,637</td>
</tr>
</tbody>
</table>

All ACM removal must be performed by a Minnesota licensed asbestos abatement contractor. All asbestos removal shall be performed within the specified procedures as outlined in the University of Minnesota Technical Specification for Asbestos Abatement. Please note that removal costs are highly variable and dependent on such factors as contractor availability, accessibility of work areas and site specific work plans.

Air monitoring is required for many asbestos-related projects. Environmental Health and Safety (EH&S) is available to provide this service. The estimated cost for EH&S to complete air monitoring requirements for specific projects will be made available upon request. The cost of air monitoring is a function of contractor on-site days and may vary dependent upon project specific scope of work. EH&S will provide labor, equipment and project oversight as necessary. Project management and contract administration will be provided by the Project Development Group.
EH&S also recommends that throughout the general renovation activities associated with this building, precautions and work practices should be implemented to minimize nuisance dust levels. Dust suppression techniques (misting the air with water and keeping materials wet) should be required of the general contractor.

If there is any further information required, or other questions arise regarding this request, please contact John Allen at 626-2199.

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cc: Tim Nelson  
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